

Minneapolis City Planning Department Report

Rezoning Application
BZZ-463

Date: January 28, 2002

Applicant: Prima Land

Address Of Property: 3633 Columbus Avenue South

Date Application Deemed Complete: January 7, 2002

End of 60 Day Decision Period: March 8, 2002

Contact Person and Phone: Jim Dowds 328-4444

Planning Staff and Phone: Gary Dorek 673-2587

Ward: 8 **Neighborhood Organization:** Central Neighborhood Improvement Association

Existing Zoning: R5

Proposed Zoning: R4

Zoning Plate Number: 26

Legal Description: Lot 1, Block 1, George W. Small's Sub. Of Lot 2, Elisha Morse's Outlots Hennepin County, Minnesota

Proposed Use: Construction of a new single-family home.

Concurrent Review: No other approvals are required.

Appropriate Section(s) of the Zoning Code: Chapter 525

Background: Prima Land (applicant) and Southside Neighborhood Housing Services (SNHS) are co-developers of the proposed single-family infill housing project. The existing R5 zoning district does not permit construction of a new single-family home, but the proposed R4 zoning would allow a new single-family home. A 1,500 square foot two-story home on the 6,299 square foot lot is planned. It is part of a Minneapolis Consortium of Community Developers collaborative effort to build 24 homes in Minneapolis within 18 months. The home will be affordable to people earning 80% of the Hennepin County median income.

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The lot previously had a rental home with a history of problems, which burned down in 1997. MCDA owns the lot, and supports the rezoning and development of a single family home on the site. The Central Neighborhood Improvement Association has reviewed and approved the project.

Findings As Required By The Minneapolis Zoning Code:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

Policy 4.11 of the Marketplaces: Neighborhoods chapter of the Minneapolis Plan states that Minneapolis will improve the range of housing options for those with few or constrained choices. The proposed house will be priced to be affordable to those whose incomes are 80% of the Hennepin County median income.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The neighborhood organization and several agencies have collaborated to reach the determination that this site is appropriate for a new single family residence. The amendment will facilitate affordable new construction on a lot that is currently vacant, and is a neighborhood eyesore. The amendment is specifically necessary to allow a single family dwelling on this site, which is in the interest of the property owner and the other neighborhood and housing advocacy groups that have endorsed the proposal.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The lot is adjacent to an existing four-plex on the south and a single-family home across the alley to the north of the site. The south part of the block along Columbus Avenue contains 2 four-plexes and a vacant lot on the east side of the street and 4 four-plexes, a single-family house, and a vacant lot on the west side of the street. North of the site, on the east side of the street, there are 8 single-family homes and a duplex. The west side of the street north of the site has 2 duplexes and 5 single-family homes. The block on the west side of the street is zoned R4, and the east side is zoned R5, with some C2 zoning on the south side of the block facing Chicago Avenue. The proposed R4 zoning and single-family home are compatible with surrounding single-family residential uses and R5 zoning.

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4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The lot is 49' wide, with an area of 6,299 square feet. The existing R5 zoning does not allow a new single-family house, but would allow up to a 6-unit structure to be built on the site, based on lot area required per DU (900 square feet/DU). The proposed R4 zoning would allow a maximum of 4 DU (1,500 square feet/DU) on the site. The code also requires 1 parking space per dwelling unit, so it could be difficult to build a multi-family structure and meet the setback and parking requirements on this lot. A multi-family structure on the lot would probably not be compatible with the single-family uses adjacent to the north of this property, but could be compatible with the four-plexes adjacent to the south of the site, which are located on similar-size lots.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The area is stable, with a mixture of low and medium density residential uses along Columbus Avenue. There have been some new low and medium density residential developments on the east side of Chicago Avenue between 36th & 37th Streets, one block east of the site. When the new zoning code was adopted in 1999, most of the residential areas of the city were not rezoned. It is possible that a zoning study of this area would change the zoning of this parcel to better reflect the past single-family use of the parcel, and the surrounding single-family uses north of the property, from R5 to a lower density classification. While staff is reluctant to recommend downzoning that is out of character with the surrounding area, the proposed zoning for this site would match the zoning on the west side of Columbus Avenue. The proposed single-family house would be compatible with uses adjacent to the north on both sides of the block.

Recommendation of the City Planning Department:

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and approve the application for rezoning from R5 to R4 at 3633 Columbus Avenue South..

Prima Land; by Jim Dowds

328-4444

Name of Applicant
2800 Maplewood Circle West, Wayzata MN 55391

TELEPHONE

Address of Applicant

APPLICATION _____ 2001

CITY PLANNING _____ 2001

BD. OF ADJUST _____ 2001

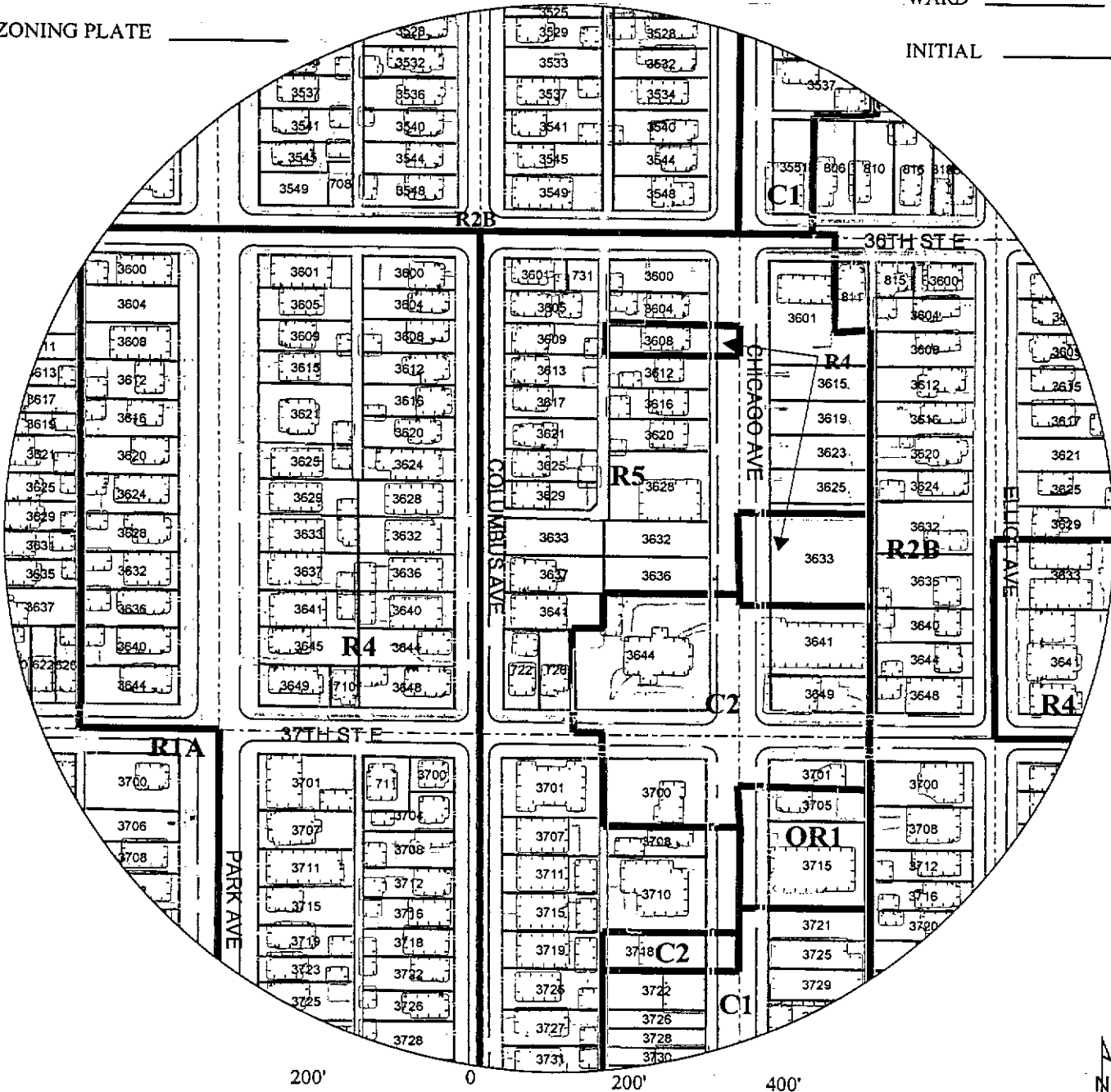
CITY COUNCIL _____ 2001

ZONING MAP CHANGE _____ 2001

WARD 8th

ZONING PLATE _____

INITIAL _____



PETITION FOR AMENDMENT		APPEAL FOR VARIATION	BOARD ACTION
PRESENT ZONING	PROPOSED ZONING		
PROPERTY ADDRESS			FILE NUMBER
3633 Columbus Av			BZZ-463

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CITY PLANNING _____ 2001

BD. OF ADJUST _____ 2001

CITY COUNCIL _____ 2001

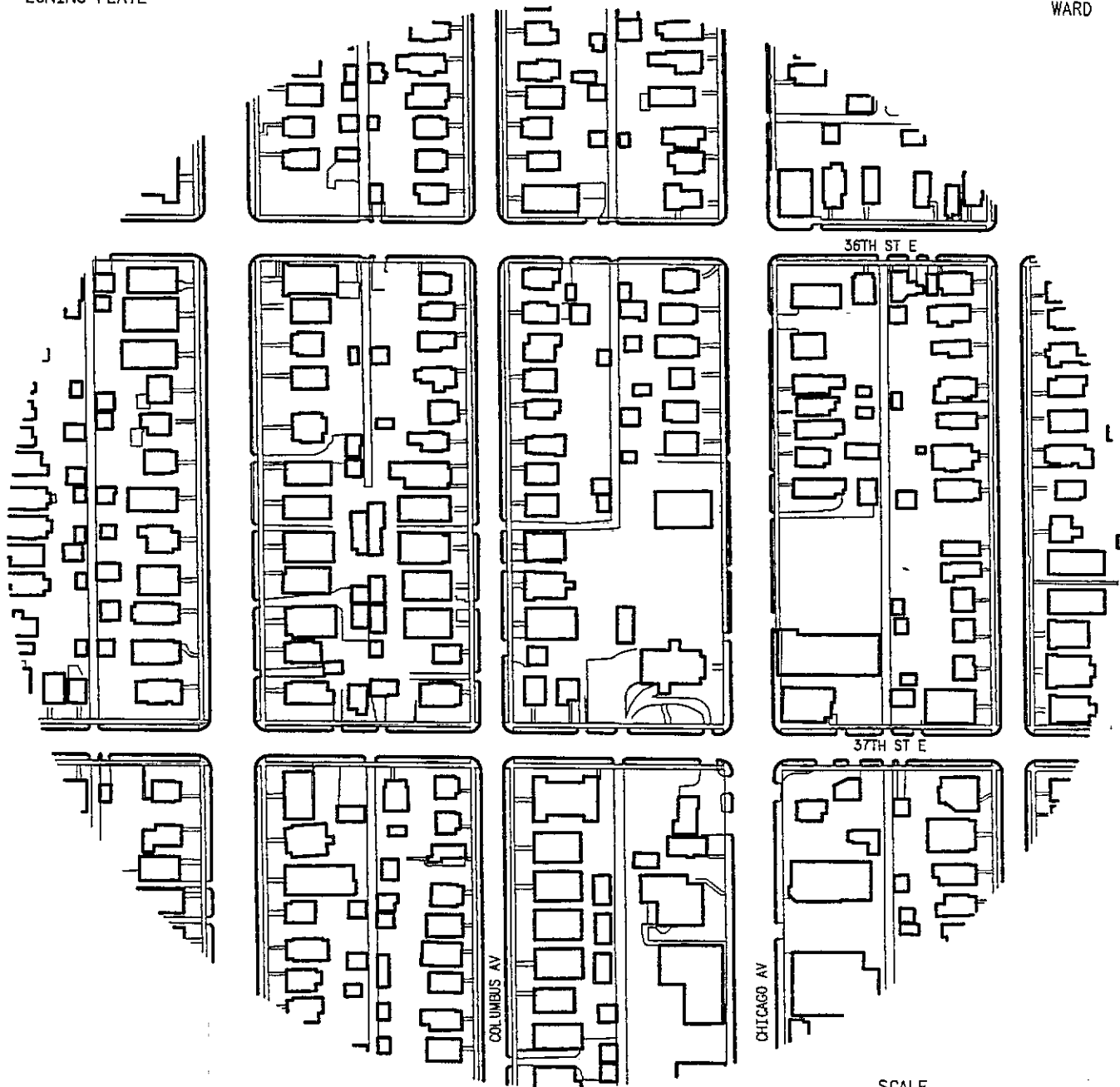
ZONING PLATE

ZONING MAP CHANGE _____ 2001

INITIAL _____

8th

WARD



SCALE

200'

0

200'

400'

PETITION FOR AMENDMENT		APPEAL FOR VARIATION	BOARD ACTION
PRESENT ZONING	PROPOSED ZONING		

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3633 Columbus Ave.

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Prima Land; by Jim Dowds

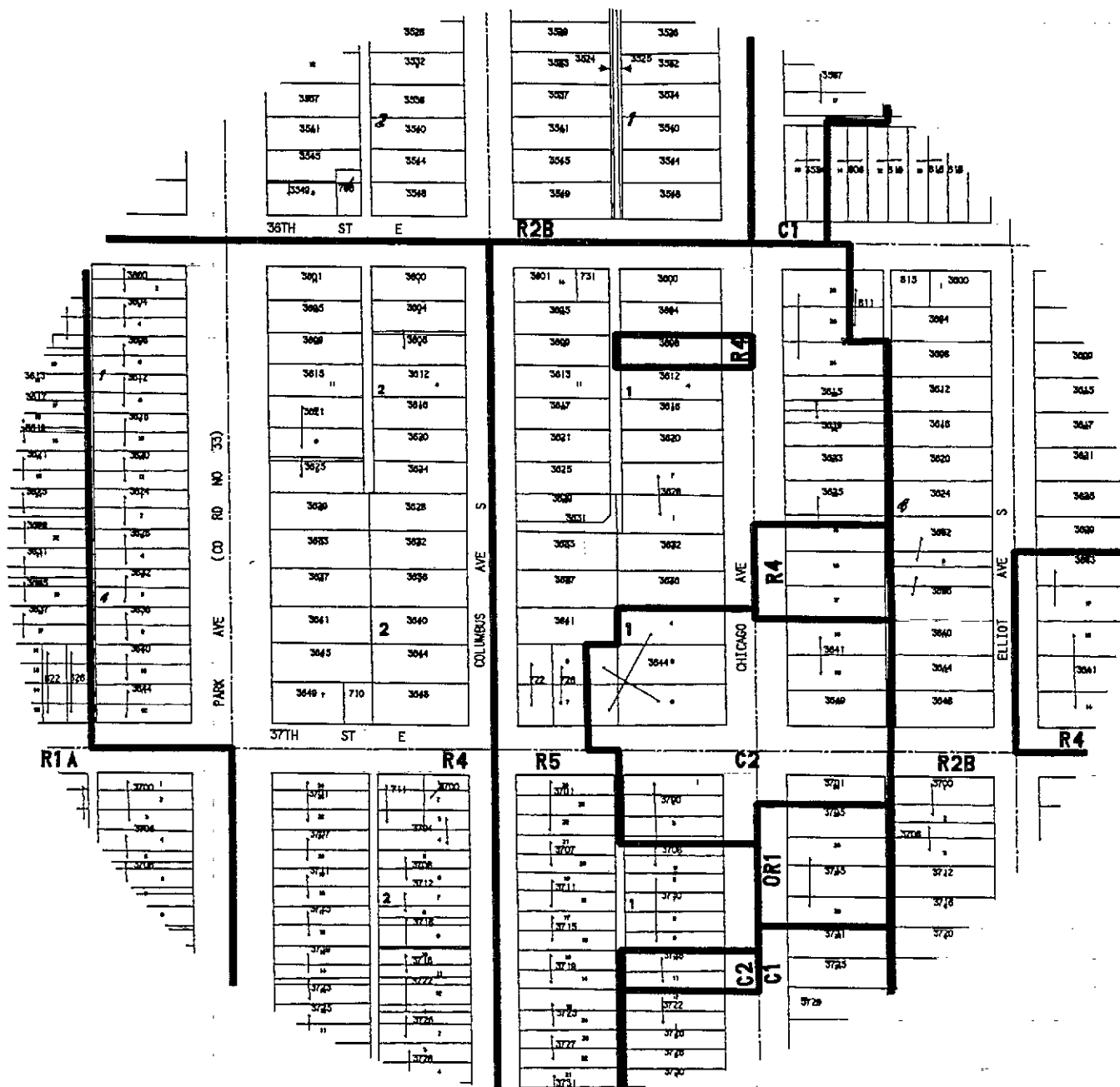
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APPLICANT'S NAME

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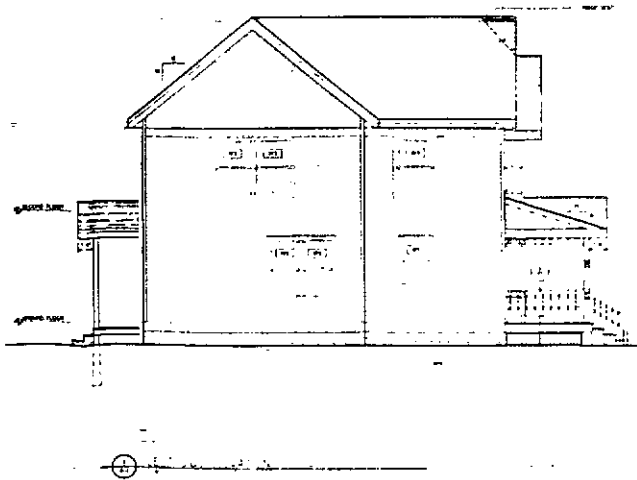
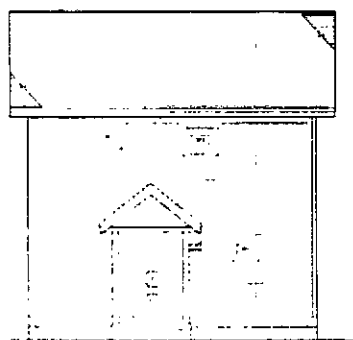
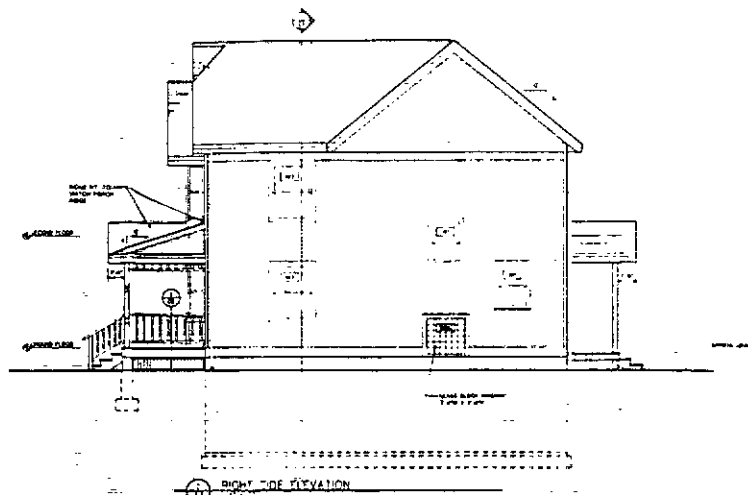
ADDRESS



SCALE
200' 0 200' 400'

PROPERTY ADDRESS
3633 Columbus Ave.

FILE NUMBER
BZZ-463



THE ENGINEER & ARCHITECT
No. 1011
10, The Arcade, London, E.C.3.
Telephone: 1-2000

PRIMA LAND CORP

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3 SINGLE FAMILY HOUSES

1633 COLUMBUS AVE S
MINNEAPOLIS MN

EXTERIOR
ELEVATIONS

A3

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CNIA**CENTRAL NEIGHBORHOOD IMPROVEMENT ASSOCIATION**

310 East 38th Street ■ Suite 223 ■ Minneapolis ■ Minnesota ■ 55409 ■ (612) 822-3302

December 15, 2000

Southside Neighborhood Housing Services
3137 Chicago Avenue South
Minneapolis, MN 55408

Dear Mr. Rodgers:

This letter is a reaffirmation of the action taken by the CNIA Housing Committee in February 2000 to support the infill new construction of single family homes on vacant lots at 3633 - 35 Columbus Avenue South, 3608 Chicago Avenue South and 3601 Portland Avenue South.

It is our understanding in order to go forward with the development of these sites, zoning and set-back variances will be required. We support the submission of your variance applications contingent upon the subsequent results of discussions with residents of the subject blocks. We will initiate those discussions through our normal citizen participation process of flyering the blocks. A meeting to get this input regarding the proposed variances will be scheduled for January 2000.

If you have any questions, please feel free to contact me.

Sincerely,



John H. Ruffin
Executive Director



NORTH C.
3633



SOUTH
OF
3633

3633